

**NARRATIVE TO APPLICATION FOR PLAN/PERMIT REVISION
TO EXTEND PERMIT VALIDITY**

Subject Property: 595 Broadway, Somerville, MA 02145
Assessing Parcel ID. No. 27-C-4

Applicant Name: Fidelis Bridge Loan Venture V REO LLC
c/o A. Barnosky, Esq., 255 State Street, 7th Floor, Boston, MA 02109

Applicant's Representative: Adam R. Barnosky, Esq.
Ruberto, Israel & Weiner, 255 State Street, 7th Floor, Boston, MA 02109

Owner of Record: Fidelis Bridge Loan Venture V REO LLC
c/o A. Barnosky, Esq., 255 State Street, 7th Floor, Boston, MA 02109

Narrative

The Applicant, successor in interest to 595 Broadway, LLC, seeks to extend the validity of special permits granted to 595 Broadway, LLC (the “**Special Permits**”), relative to the property situated at and known as 595 Broadway (the “**Property**”) pursuant to that certain ZBA Decision rendered October 3, 2018, for Case Number ZBA 2018-94, a copy of which has been recorded with the Middlesex South Registry of Deeds (the “**Registry**”) on November 7, 2018, in Book 71853, Page 245 (the “**Decision**”).

The Applicant purchased the Property on October 25, 2021, as evidenced by that certain Foreclosure Deed by Corporation recorded with the Registry on October 29, 2021, in Book 79039, Page 204.

The Special Permits consist of (i) a special permit with site plan review per SZO § 7.11.1.c permitting the construction of of a new building with seven dwelling units and (ii) a special permit per SZO § 9.13 for parking relief. The Special Permits remain valid as a result of the tolling provisions found in Section 17 of 2020 Mass. Acts Chapter 53 (the “**Act**”).

Pursuant to Section 17(b)(iii) of the Act: “[A] permit in effect or existence as of March 10, 2020, including any deadlines or conditions of the permit, shall not lapse or otherwise expire and the expiration date of the permit, or time period for meeting a deadline or for performance of a condition of the permit, shall toll during the state of emergency....”

The Applicant now seeks an extension of permit validity to extend the time to act pursuant to the Special Permits and move forward with the previously approved development of the Property.